



CITY COUNCIL

**Monday, May 28, 2018
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Revised Agenda
City Council
Monday, May 28, 2018**

CONFIRMATION OF AGENDA

MINUTES APPROVAL

Minutes of the meeting held on April 30, 2018.

DELEGATIONS, ADVERTISED AND PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE18-34 David Calyniuk, North Ridge Development Corporation - Orr Centre Rezoning

CR18-45 Regina Planning Commission: Zoning Bylaw Amendment (17-Z-16) I – Institutional Zone to DSC (H) – Designated Shopping Centre Zone (Holding Overlay Zone) Rosemont Mount Royal, 4400 4th Avenue

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION –
MAY 2, 2018**

1. That the application to rezone Block A, Plan 75R32425; Block E, Plan 75R32425; Lot 7, Block 28, Plan 59R20949; and Lot 9, Block 28, Plan 101889344; located at 4400 4th Avenue, within the Rosemont Mount Royal Neighbourhood from I - Institutional Zone to DSC (H) - Designated Shopping Centre (Holding Overlay Zone), be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.



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CR18-46 Regina Planning Commission: Heritage Designation Application (18-H-02)
Regina Cartage Building - 2220 Dewdney Avenue

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION –
MAY 2, 2018**

1. That the designation of the Regina Cartage Building (also known as Canada Customs Warehouse) located at 2220 Dewdney Avenue, being Lot 46, Block 204, Plan No. 101192600 Ext. 13 and Lot 20, Block 294 Plan No. Old 33, as Municipal Heritage Property, be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (Heritage Holding Bylaw) to remove the property listed as Item 8.12 Canada Customs Warehouse, 2220 Dewdney Avenue, upon designation.

CR18-47 Regina Planning Commission: Zoning Bylaw Amendment and Closure Applications (18-Z-02/18-CL-01) Rezoning of Portion of Dewdney Avenue Right-of-Way from RR-Railway Zone to IA-Light Industrial Zone - 1250 Dewdney Avenue

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION –
MAY 2, 2018**

1. That the application for the closure and sale of a portion of Dewdney Avenue right-of-way as described on the attached plan of proposed subdivision (Appendix A-3.1) prepared by Richard Adam Kraszlany, S.L.S. of Midwest Surveys, dated December 6, 2017, and legally described as P# St/L 456- Plan Old 33 Ext 0, be approved.



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2. That the application to rezone the portion of Dewdney Avenue right-of-way as shown on the attached plan of proposed subdivision (Appendix A-3.1), from RR - Railway Zone to IA - Light Industrial Zone, be approved.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective street closure and *Regina Zoning Bylaw No. 9250* amendment.

CR18-48 Regina Planning Commission: Zoning Bylaw Amendment Application (18-Z-01) Rezoning from PS - Public Service Zone to IB -Medium Industrial Zone 1205 2nd Avenue

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – MAY 2, 2018

1. That the application to rezone the most easterly 3.05m of Lot A, Block 21, Plan No.66R00804 located in the Industrial Park subdivision at 1205 2nd Avenue from PS - Public Service Zone to IB - Medium Industrial Zone, be approved.
2. That the application to rezone is contingent on subdivision approval of proposed Lot E and subsequent title creation and the parcel tie of proposed Lot E, B and C as shown on Appendix B.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.

DE18-39 Judith Veresuk, Regina Downtown: Cannabis Retail Stores Zoning

DE18-40 Leasa Gibbons, The Warehouse District: Cannabis Retail Stores Zoning

CR18-49 Regina Planning Commission: Zoning Bylaw Amendment (18-Z-09) Cannabis Zoning Regulations

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – MAY 2, 2018

1. That the amendments proposed to Regina Zoning Bylaw No. 9250 in relation to Cannabis Retail Stores as detailed in Appendix B, with the amendment that Cannabis Retail Stores be added as a permitted use in MAC and DSC Zones and as a discretionary use in the Downtown Zone, be approved.



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2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

2018-19	BYLAW TO DESIGNATE THE REGINA CARTAGE BUILDING AT 2220 DEWDNEY AVENUE AS MUNICIPAL HERITAGE PROPERTY
2018-26	THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 9)
2018-27	THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 10)
2018-28	THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 11)
2018-29	THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 12)
2018-30	A BYLAW TO PROVIDE FOR THE CLOSURE AND SALE OF A PORTION OF DEWDNEY AVENUE RIGHT-OF-WAY

DELEGATION AND RELATED REPORT

DE18-35	Cari Thiele and Maegan Mason, Pathways Learning Centre - Discretionary Use Application 18-DU-06 Nursery School - 4701 Parliament Ave.
CR18-50	Regina Planning Commission: Discretionary Use Application (18-DU-06) Nursery School – 4701 Parliament Avenue

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – MAY 2, 2018

That the Discretionary Use Application for a proposed Nursery School located at 4701 Parliament Avenue, being Lot U2, Plan No. 102245228, in Harbour Landing Subdivision be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 - A-3.4 prepared by P3Architecture Partnership and dated February 7, 2018.
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.



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DELEGATIONS AND RELATED MOTION

- DE18-36 Norm Brown, Prescott Condominium Corporation - Condominium Waste Rebate
- DE18-37 Dawna Matthews, Canadian Condominium Institute, South Saskatchewan Chapter - Condominium Waste Rebate
- DE18-38 Ambrose Reschny, Westfield Twins Condominium Corporation - Condominium Waste Rebate
- MN18-6 Councillor Jerry Flegel: Condominium Waste Rebate

CITY MANAGER REPORT

- CM18-8 Eastgate Drive Realignment – Use of Municipal Reserve Space as Public Highway (Street) – Portions of Parcel R4, 76R19492 and Public Reserve PR2, 84R59480

Recommendation

1. That construction and use of a public highway (street) on portions of the dedicated lands identified as Parcel R4 Plan No. 76R19492 and Public Reserve PR2 Plan No. 84R59480, as shown on Appendix A and registration of an interest based on an easement for such purposes, be approved pursuant to *The Planning and Development Act, 2007, section 202*.
2. That the Administration be directed to dedicate as Municipal Reserve within Fines Drive Park, an area equal to or greater than the area of Municipal Reserve being used to accommodate the Eastgate Drive realignment.

COMMITTEE REPORTS

FINANCE AND ADMINISTRATION COMMITTEE

- CR18-51 2017 City of Regina Annual Report and Public Accounts

Recommendation

That the 2017 City of Regina Annual Report and Public Accounts be approved.



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PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

CR18-52 Request for Proposal (RFP) - Engineering Services for Water Distribution System Eastern Pressure Solution

Recommendation

RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE - MAY 10, 2018

1. That a Request for Proposal to initiate the engagement for professional engineering services to complete all phases of the Water Distribution System Eastern Pressure Solution be approved.
2. That the Executive Director, City Planning and Development be authorized to negotiate, award and enter into, and amend contract with the highest ranked proponent, provided the fee for predesign engineering services is less than the project budget of \$1.8 million including contingency.
3. That the City Clerk be authorized to execute a Consulting Service Agreement with the highest ranked proponent upon review and approval of the City Solicitor.

REGINA PLANNING COMMISSION

CR18-53 Discretionary Use Application (18-DU-05) - Proposed House-Form Commercial/Residential Building in TAR - Transitional Area Residential Zone 2358 Broad Street

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – MAY 2, 2018

That the Discretionary Use Application for a proposed House-Form Commercial/Residential Building located at 2358 Broad Street, being Lot 20, Block 463, Plan No. 101187390, Old 33 be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Alton Tangedal Architect Ltd. and dated February 8, 2018.



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- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

INFORMATIONAL REPORT

IR18-7 Reconciliation Regina Update

Recommendation

1. That this report be received and filed.
2. That item CR17-93 be removed from the list of outstanding items for Executive Committee.

NOTICE OF MOTION

MN18-7 Community Investment Grants Program Inflation Indexing

BYLAW AND RELATED REPORT

CR18-54 Executive Committee: Reserve Review Recommendations

Recommendation

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MAY 16, 2018**

1. That Council approve amendments to Schedule A of *The Regina Administration Bylaw*, Bylaw No. 2003-69 (the Bylaw) as follows:
 - a. Add the purpose and funding source for each reserve consistent with Appendix C of this report.
 - b. Change the name of the Operational Commitments Reserve to Elections and Property Reassessment Reserve.
 - c. Close the following reserves:
 - i. Pest Management Reserve, effective immediately.
 - ii. Facility Reserve, effective January 01, 2019 or upon completion of the old Mosaic stadium decommissioning.
 - d. Change the current reserve limits based on the recommended minimum and maximum reserve limits as outlined in Appendix D of this report.



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- e. Strengthen annual reserve reporting requirements by providing general guidelines in the Bylaw that allow for detailed and comprehensive reporting requirements to be contained in the Administration's Reserve Policy.
 - f. Make housekeeping amendments to correct and clarify language as follows:
 - i. remove the references to "external entities" and "external parties" with respect to deferred revenue;
 - ii. clarify what constitutes deferred revenue;
 - iii. clarify the wording for transfers from reserves;
 - iv. amend the references to "interest revenue" to refer to "investment income";
 - v. clarify that investment income can only be transferred to the asset revitalization reserve where it will not create a deficit in the operating fund; and
 - vi. amend the references to "amount" in a number of reserves to refer to the "balance" instead.
2. That the total reserve transfers of \$5.987 million as described below be approved:
 - a. Transfer \$4.69 million from the Winter Road Maintenance Reserve as follows:
 - i. \$2.8 million to the Social Development Reserve (SDR)
 - ii. \$1.89 million to the General Fund Reserve.
 - b. Transfer \$777,000 from the Asphalt Plant Reserve to the Asset Revitalization Reserve.
 - c. Transfer \$520,000 from the Pest Management Reserve to the General Fund Reserve.
 3. That the transfer to the SDR extinguish the outstanding internal obligation of \$2.8 million owed to the SDR.
 4. That the City Solicitor be instructed to prepare amendments to Schedule A of *The Regina Administration Bylaw*, Bylaw No. 2003-69 to address the changes identified in recommendation 1 of this report.
 5. That this report serve as the Annual Reserve Balances Report in accordance with Schedule A (Section 8.1) of the Bylaw.
 6. That Administration bring back a report in Q4 of 2018 to the Executive Committee outlining the benefits and implications of creating a reserve for the Residential Roads Renewal Program.



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2018-23 THE REGINA ADMINISTRATION AMENDMENT BYLAW, 2018

ADJOURNMENT